

**NOTICE OF ACCELERATION AND  
NOTICE OF TRUSTEE'S SALE**

Date: September 22, 2016

**NOTE:**

Date: March 26, 2009  
Makers: Manish Manubhai Patel  
Sangita Manish Patel  
Payee: Tabbassum Mumtaz  
Original Amount: \$100,000.00

**DEED OF TRUST**

Date: March 26, 2009  
Grantors: Manish Manubhai Patel  
Sangita Manish Patel  
Trustee: Omar K. Misleh  
Beneficiary: Tabbassum Mumtaz  
Recording Data: File No. 20090327000355340 in the real property records of  
Collin County, Texas


**PROPERTY:**

**LOT 8, BLOCK H, OF RIDGEVIEW PARK-PHASE THREE, AN ADDITION TO THE  
CITY OF PLANO, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT HEREOF  
RECORDED IN VOLUME L, PAGE 197, OF THE MAP RECORDS OF COLLIN  
COUNTY, TEXAS.**

**LENDER:** Tabbassum Mumtaz

**BORROWERS:** Manish Manubhai Patel  
Sangita Manish Patel

**TRUSTEE:** Omar K. Misleh  
17774 Preston Road  
Dallas, Texas 75252

BY:   
COLLIN COUNTY, TEXAS  
COUNTY CLERK  
STACEY KEMP

2016 SEP 27 AM 11:22

FILED

**DATE AND TIME OF SALE (FIRST TUESDAY OF MONTH)**

November 1, 2016

to commence at 10:00 a.m. or within 3 hours afterward

**PLACE OF SALE:**

Southwest entrance of the Jack Hatchell Collin County Administration Building located at 2300 Bloomdale Road, McKinney, Texas 75071, or in the area designated by the Commissioner's Court pursuant to Texas Property Code Section 51.002.

Because of the failure to cure the default under the referenced Note and Deed of Trust, the Lender has accelerated the maturity of the Note. Demand is made for the immediate payment of all unpaid principal and all accrued but unpaid interest. Please contact Lender for the current payoff information.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Lender, the holder of the Note, has requested Trustee to sell the Property. Lender directs Trustee to foreclose the lien of the Deed of Trust in accordance with its terms and the laws of the state of Texas. Maker/Grantor has failed to cure the default after notice, and the period to cure has expired.

Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, Trustee will sell the property by public sale to the highest bidder for cash or other form of payment acceptable to Trustee, in accordance with the Deed of Trust



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Omar K. Misleh